



**MITCHELLS  
ROBERTON**



Semi-Detached Bungalow  
15 Third Avenue, GLASGOW, G33 6JU  
offers over £185,000





### 15 Third Avenue, Millerston, G33 6JU

Appealing Semi Detached Bungalow in sought after locale. The property is close to all local amenities including shops, schools and public transport services. Hogganfield Loch is a mere 5 minutes walk away and there is easy access to the M8 Motorway system for swift travel to Glasgow City Centre, Edinburgh and beyond. The property would benefit from some upgrading but provides an excellent opportunity to purchase a semi detached bungalow in this location. Early viewing is recommended.

The accommodation extends to small vestibule, entrance hall, lounge, 2 double bedrooms (master with fitted wardrobes), dining sized kitchen with rear porch off and a family bathroom. The property has older style double glazing and gas central heating installed. It has a garden to the front laid to lawn for ease of maintenance with an extensive garden to the rear with plenty of space for extending the property subject to planning permission. Shared driveway to the side.

#### Entrance Vestibule

Small entrance vestibule giving way to reception hallway.

**Reception Hall** 4.60 m x 3.40 m / 15'1" x 11'2"

The reception hall gives access to all apartments. Central heating radiator. Hatch in ceiling to attic. Built in cupboards housing meters.

**Lounge** 4.60 m x 3.40 m / 15'1" x 11'2"

Well proportioned lounge with window to the front of the property. Gas fire to focal wall. Central heating radiator. Door to dining kitchen.

**Bathroom** 2.40 m x 1.70 m / 7'10" x 5'7"

Fully tiled family bathroom with opaque window to the rear. A white three piece suite is installed Tiled floor. Central heating radiator.

**Dining Kitchen** 4.10 m x 3.20 m / 13'5" x 10'6"

Well proportioned dining kitchen with small porch off. A range of fitted units provide storage and incorporate an oven, hob and cooker hood and a stainless steel sink & drainer. Space for washing machine. Ample space for fridge/freezer, dining table and chairs. Windows to side and rear. Door to small porch with access to rear garden.

**Bedroom 1** 3.60 m x 3.20 m / 11'10" x 10'6"

Double sized bedroom with window to the rear. Central heating radiator.

**Bedroom 2 (Master)** 4.50 m x 3.40 m / 14'9" x 11'2"

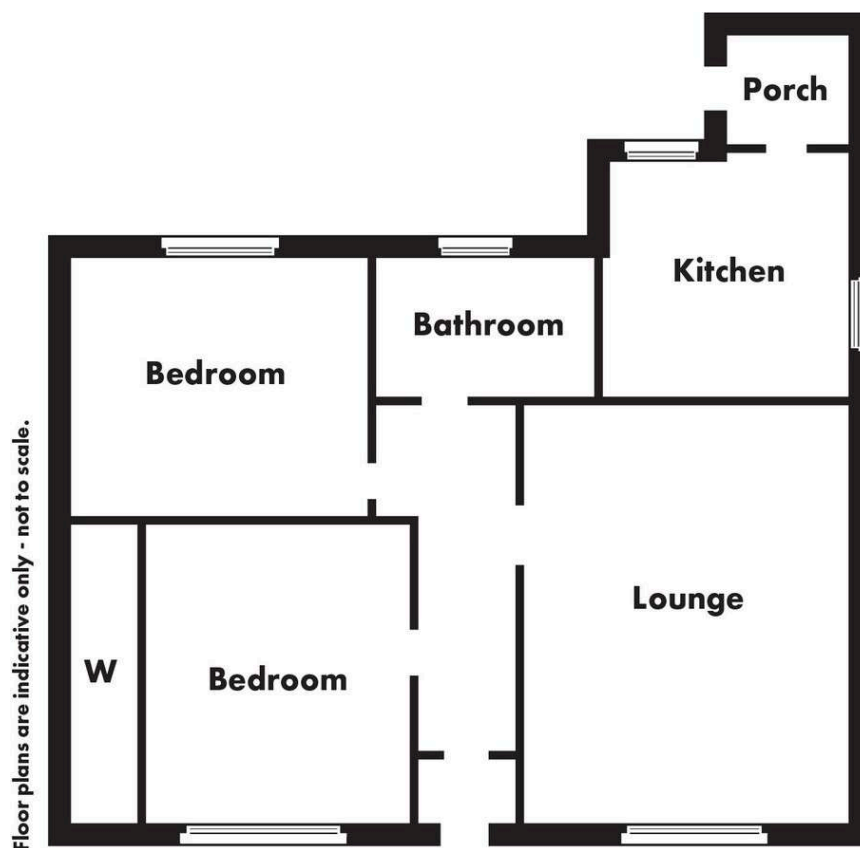
Double sized bedroom with window to the front. Extensive built in wardrobes to one wall. Central heating radiator.

#### Garage and Parking

There is a garage to the side of the property but it also needs attention. There is a shared driveway to the side giving access to the garage.

#### Gardens

There is a small garden to the front, laid to lawn for ease of maintenance and much bigger easily maintained garden to the rear.



#### SELLERS

Clients of Mitchells Robertson

#### ENTRY DATE

Negotiable

#### VIEWING

Through Solicitors

#### TAX BAND

D

#### SCOTTISH STANDARD MISSIVES:

Offers are invited in the form of the Scottish Standard Missives.

#### DISCLAIMER:

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



**MITCHELLS  
ROBERTON**

[www.mitchells-roberton.co.uk](http://www.mitchells-roberton.co.uk) • [bg@mitchells-roberton.co.uk](mailto:bg@mitchells-roberton.co.uk)

George House, 36 North Hanover Street, Glasgow, G1 2AD  
Telephone. 0141 552 3422 • Fax. 0141 552 2935

Ref: E408502

**espc**

Mitchells Robertson is the trading name of Mitchells Robertson Ltd (Registered Number SC497188) having its Registered Office at George House, 36 North Hanover Street, Glasgow G1 2AD.